

EXHIBIT 2

BROWARDNEXT - BROWARD COUNTY LAND USE PLAN GENERALIZED LOCATION MAP AMENDMENT PC 18-4



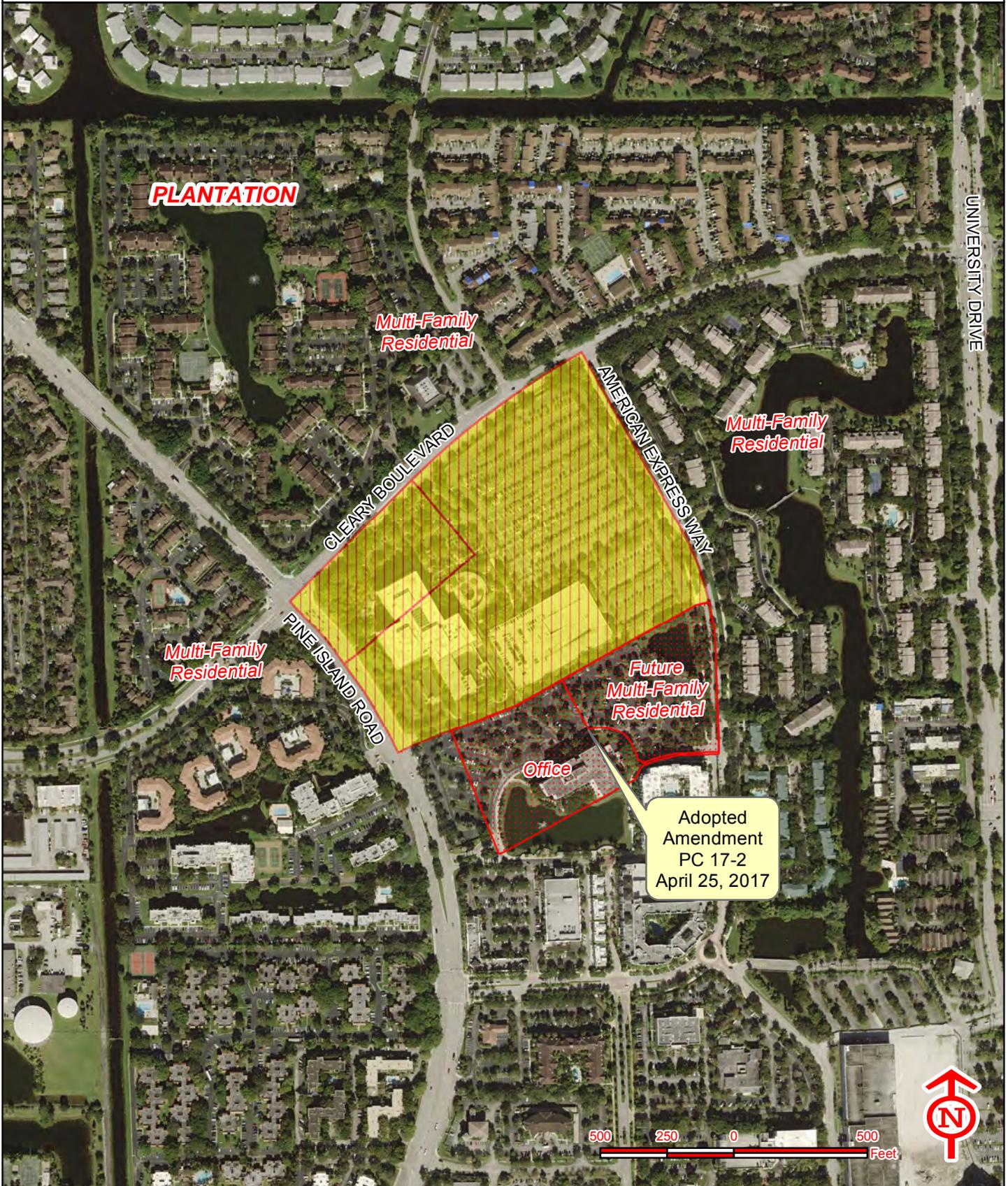
★ SUBJECT AREA LOCATION



PLANTATION



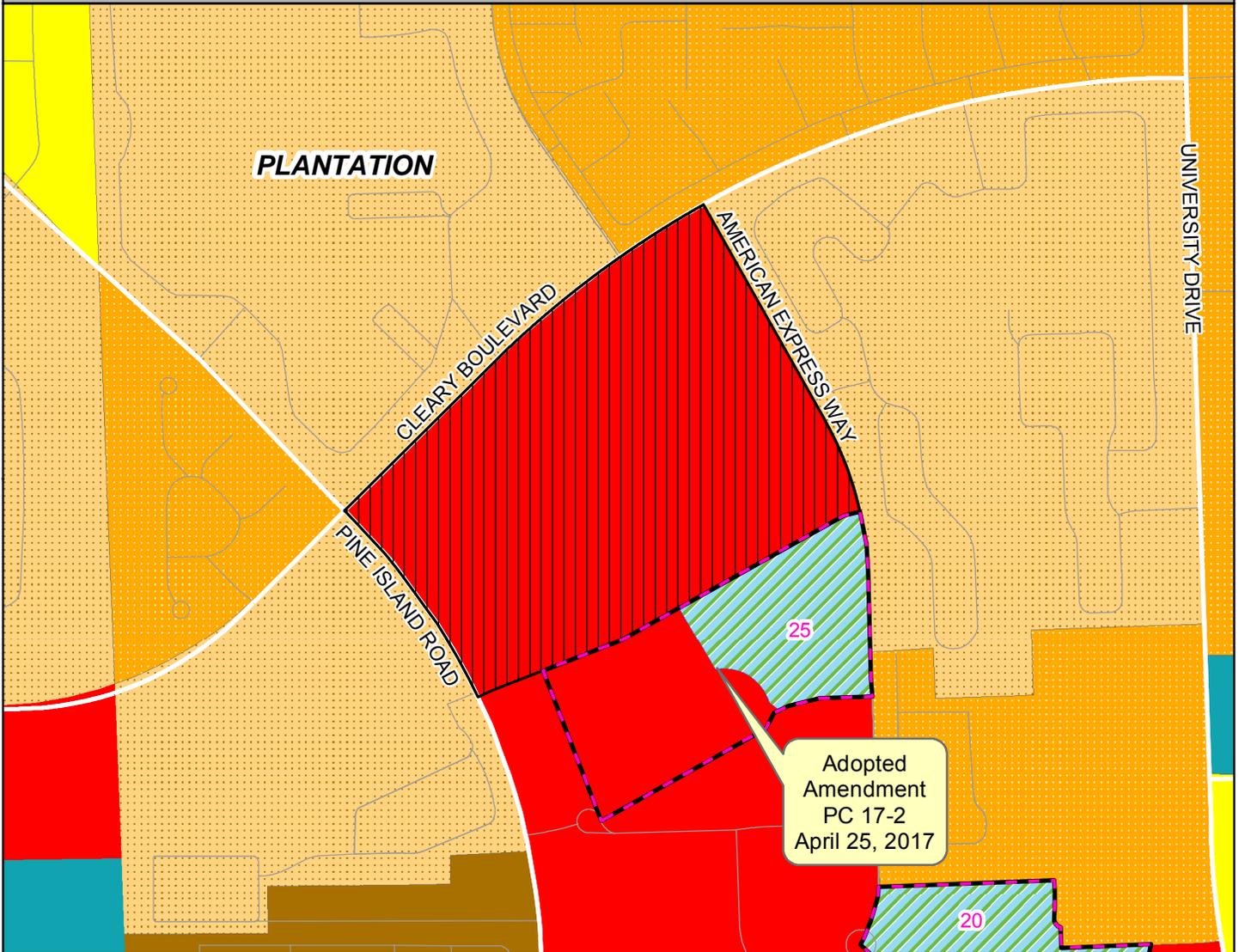
MAP 1
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
AERIAL PHOTOGRAPH
AMENDMENT PC 18-4



MAP 2
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
CURRENT FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 18-4

Current Land Use: Commerce

Gross Acres: Approximately 28.7 acres



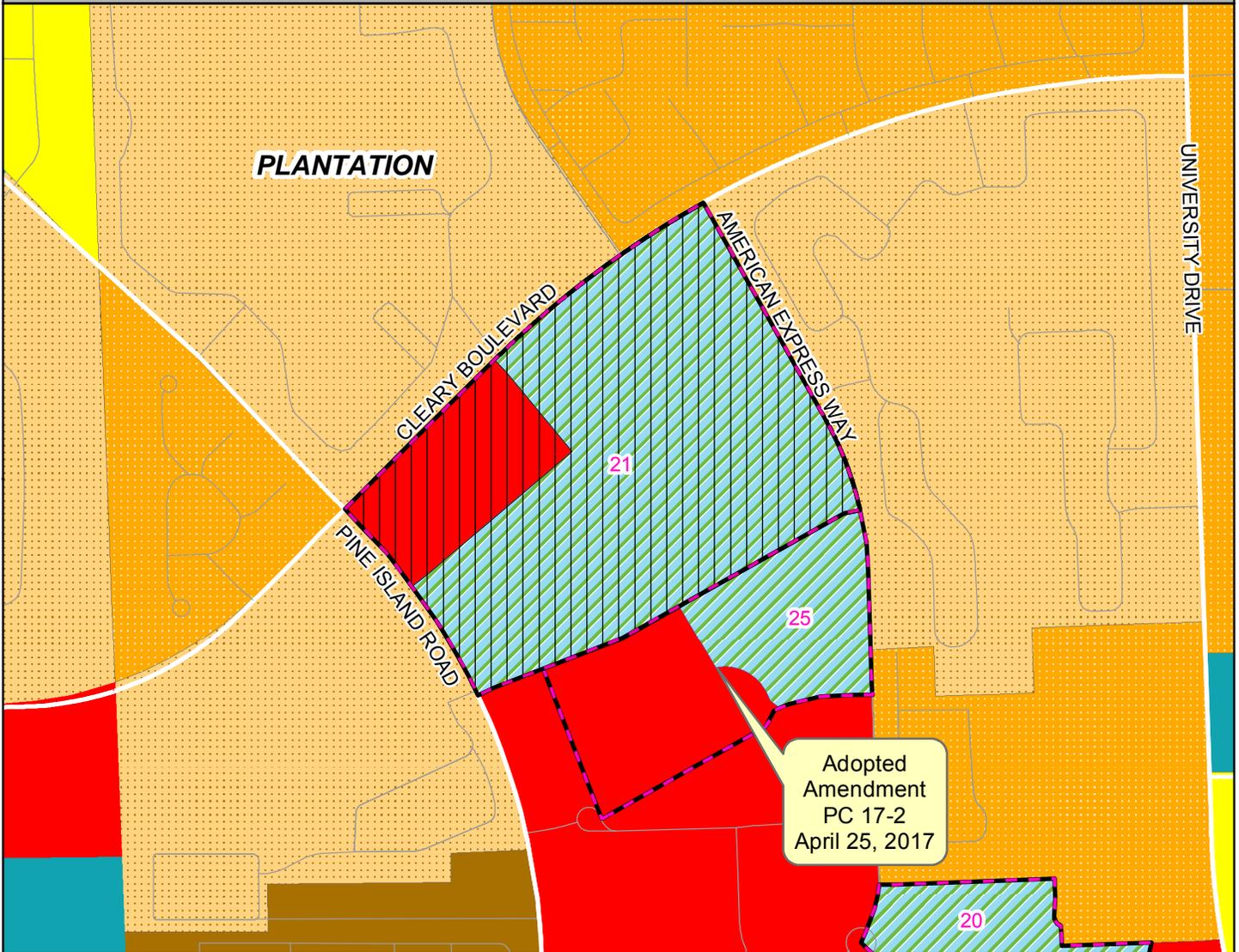
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|--|---------------------|--|------------------------------|--|-----------------------|
| | Site | | Low-Medium (10) Residential | | Irregular Residential |
| | Dashed-Line Area | | Medium (16) Residential | | Commerce |
| | Low (5) Residential | | Medium-High (25) Residential | | Community |



MAP 3
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN
PROPOSED FUTURE LAND USE DESIGNATIONS
AMENDMENT PC 18-4

Proposed Land Use: 5.0 acres of Commerce and 23.7 acres of Irregular (21) Residential within a Dashed-Line Area

Gross Acres: Approximately 28.7 acres



- | | | |
|---|--|---|
|  Site |  Low-Medium (10) Residential |  Irregular Residential |
|  Dashed-Line Area |  Medium (16) Residential |  Commerce |
|  Low (5) Residential |  Medium-High (25) Residential |  Community |



SECTION I
AMENDMENT REPORT
BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 18-4
(PLANTATION)

RECOMMENDATIONS/ACTIONS

DATE

- I. Planning Council Staff Transmittal Recommendation January 16, 2018

Planning Council staff finds that the proposed amendment is generally consistent with the policies of the BrowardNext - Broward County Land Use Plan. Therefore, it is recommended that the proposed amendment be approved, recognizing the data and analysis submitted by the City of Plantation regarding affordable housing Policy 2.16.2, inclusive of and subject to the applicant's voluntary contribution of \$250 per dwelling unit towards the County's affordable housing programs. See Attachment 7.

Further, effectiveness of the approval shall not occur until after the recordation in the public records of Broward County, Florida, to the satisfaction of Broward County, of the Declaration of Restrictive Covenants proffered by the applicant, as an inducement for Broward County to favorably consider its application.

- II. Planning Council Transmittal Recommendation January 25, 2018

Approval per Planning Council staff transmittal recommendation. (Vote of the board; Unanimous: 15-0; Blackwelder, Blattner, Breslau, Brunson, Castillo, DiGiorgio, Ganz, Gomez, Good, Graham, Rosenof, Rosenzweig, Udine, Williams and Stermer)

SECTION II
AMENDMENT REPORT
PROPOSED AMENDMENT PC 18-4

INTRODUCTION AND APPLICANT’S RATIONALE

- I. Municipality: Plantation
- II. County Commission District: District 5
- III. Site Characteristics
 - A. Size: Approximately 28.7 acres
 - B. Location: In Section 4, Township 50 South, Range 41 East; generally located on the south side of Cleary Boulevard, between Pine Island Road and American Express Way.
 - C. Existing Uses: Office use, parking garage and surface parking
- IV. Broward County Land Use Plan (BCLUP) Designations
 - A. Current Designation: Commerce
 - B. Proposed Designations: 5.0 acres of Commerce within a Dashed-Line Area*
23.7 acres of Irregular (21) Residential within a Dashed-Line Area
 - C. Estimated Net Effect: Addition of 602 dwelling units [Zero (0) dwelling units currently permitted by the Broward County Land Use Plan]
Reduction of 23.7 acres of commerce use
- V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site
 - A. Existing Uses:
 - North:* Multi-family residential
 - East:* Multi-family residential
 - South:* Office and future multi-family residential
 - West:* Multi-family residential

*“Dashed-Line Area” means an area having a particular maximum overall allowable density of dwelling units for all land and land uses within the area for which the permitted overall density appears inside the dashed line area shown on the land use plan map. That number is multiplied by the total number of acres inside the dashed line, including non-residential areas, to calculate the total number of dwelling units permitted within the same.

INTRODUCTION AND APPLICANT'S RATIONALE (continued)

V. Existing Uses and BCLUP Designations Adjacent to the Amendment Site (continued)

- B. *Planned Uses:*
- | | |
|---------------|---|
| <i>North:</i> | Medium (16) Residential and Low-Medium (10) Residential |
| <i>East:</i> | Medium (16) Residential |
| <i>South:</i> | Irregular (25) Residential within a Dashed-Line Area, Commerce within a Dashed-Line Area and Commerce |
| <i>West:</i> | Medium (16) Residential and Low-Medium (10) Residential |

VI. Applicant/Petitioner

- A. *Applicant:* TM Residential, LLC
- B. *Agents:* Craven Thomson & Associates, Inc. and Doumar, Allsworth, Laystrom, Voigt, Wachs, Adair & Bosack, LLP
- C. *Property Owner:* Plantation 25, LLC

VII. Recommendation of Local Governing Body:

The City of Plantation recommends approval of the proposed amendment. The City has not determined a date for adoption of the corresponding local amendment.

VIII. Applicant's Rationale

The applicant states: "The applicant is requesting a change in land use designation from Commercial use per the City and County Land Use Plans to Commercial and Irregular Residential within a Dashed Line Area with an overall density of a 21 dwelling units per acre. The subject site is located in the Plantation Midtown District and the proposed development implements the Plantation Midtown Conceptual plan that ensures the highest quality development, a safe environment, an appropriate mix of uses, and a functional circulation system."

SECTION III
AMENDMENT REPORT
PROPOSED AMENDMENT PC 18-4

REVIEW OF PUBLIC FACILITIES AND SERVICES

I. Potable Water/Sanitary Sewer/Drainage/Solid Waste/Parks & Open Space

Adequate potable water facility capacity and supply, sanitary sewer facility capacity, drainage, solid waste services, and park and open space acreage will be available to serve the proposed land use. See Attachment 1.

Regarding the long-range planning horizon for potable water supply, it is noted that the City of Plantation adopted its 10-year Water Supply Facilities Work Plan on February 25, 2015.

II. Transportation & Mobility

The proposed amendment from the Commerce land use category to the Irregular (21) Residential within a Dashed-Line Area and Commerce within a Dashed-Line Area land use categories is projected to **decrease** the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 434 p.m. peak hour trips. See Attachment 2. As such, the proposed amendment is not anticipated to impact the operating conditions of the regional transportation network.

Planning Council staff notes for informational purposes the following roadway levels of service for adjacent regional roadway network segments:

- Two (2) roadway segments of Cleary Boulevard, between Nob Hill Road and Pine Island Road, and between Pine Island Road and University Drive, are currently operating at and projected to continue operating at level of service (LOS) "C," with or without the subject amendment.
- The roadway segment of Pine Island Road, between Broward Boulevard and Cleary Boulevard, is currently operating at LOS "C," and is projected to operate at LOS "F," with or without the subject amendment.
- The roadway segment of Pine Island Road, between Cleary Boulevard and Sunrise Boulevard, is currently operating at and projected to continue operating at LOS "C," with or without the subject amendment.

REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)

II. Transportation & Mobility (continued)

The Broward County Transit Division (BCT) report states that current and future fixed-route county bus service is provided to the proposed amendment site. The BCT staff recommends that any proposed development be designed to provide safe movement for pedestrians and bicycles, including connectivity to the existing sidewalk and bicycle network and adjacent bus stops along Pine Island Road. See Attachment 3.

The Broward County Planning and Development Management Division (PDMD) report notes that to enhance multimodal connectivity, the expansion of bicycle, pedestrian and greenway networks are encouraged. The three (3) primary corridors that surround the site, Pine Island Road, Cleary Boulevard, and American Express Way, each have sidewalks located on both sides of the road, but lack dedicated bicycle lanes. The PDMD report recommends that the design of the site provides safe and convenient connections between the development and the surrounding transportation network. Pedestrian and bicycle enhancements should be considered, such as pedestrian-scale lighting, shade trees, bicycle racks, and bicycle repair stations within and around the development. Another consideration is providing electric vehicle charging stations. See Attachment 4.

III. Public Schools

The Broward County School Board staff report states that the proposed amendment would generate 258 additional students into Broward County Public Schools, consisting of 116 elementary school students, 68 middle school students and 74 high school students. The report further states that Peters Elementary, Plantation Middle and Plantation High schools are all under-enrolled in the 2016/2017 school year, and are anticipated to operate below the adopted level of service (LOS) of 100% of gross capacity through the 2018/2019 school year. In addition, the School Board report indicates that there are three (3) charter schools located within a two-mile radius of the proposed amendment site. See Attachment 5.

The School Board report indicates that there are no planned improvements for the affected elementary, middle and high schools in the currently adopted 5-year or 10-year School Board District Educational Facilities Plans. See Attachment 5.

Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "D," which is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. In addition, the residential dwelling units will be subject to a public school concurrency review at the plat or site plan phase of development review, whichever comes first. See Attachment 5.

SECTION IV
AMENDMENT REPORT
PROPOSED AMENDMENT PC 18-4

REVIEW OF NATURAL RESOURCES

I. Designated Protected/Regulated Areas

The Broward County Environmental Protection and Growth Management Department (EPGMD) report indicates that the proposed amendment site does not contain Natural Resource Areas, Local Areas of Particular Concern, or Urban Wilderness Inventory sites within its boundaries. See Attachment 6.

II. Wetlands

The EPGMD report indicates that the proposed amendment site does not contain wetlands within its boundaries. Therefore, the proposed land use designation is not expected to have a negative impact on wetland resources. See Attachment 6.

III. Sea Level Rise

The EPGMD report indicates that the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. See Attachment 6.

IV. Other Natural Resources

The EPGMD report indicates that the subject site contains mature tree canopy. Development of the site must comply with the Tree Preservation regulations of the City of Plantation if trees are to be removed or relocated. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use designation is not expected to have a negative impact on upland resources. It is further noted that development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. See Attachment 6.

V. Historical/Cultural Resources

The Broward County Planning and Development Management Division (PDMD) report states that the proposed amendment will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity. See Attachment 4.

SECTION V
AMENDMENT REPORT
PROPOSED AMENDMENT PC 18-4

OTHER PLANNING CONSIDERATIONS/INFORMATION

I. Affordable Housing

The proposed land use plan amendment is subject to Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it proposes 602 additional residential units to be permitted by the BCLUP. The Broward County Planning and Development Management Division (PDMD) report indicates that staff received an “Affordable Housing Analysis” from the City conducted by Miami Economic Development Associates, Inc. The analysis utilized the methodology proposed by the County’s consultant, Meridian Appraisal Group, to estimate the supply of affordable housing within the City for the very-low, low, and moderate income bands, and also provided information regarding owner-occupied and renter housing. The information indicated that the City currently has a surplus of 4,967 of affordable housing across most income bands for owner and renter housing, except for a deficit of 2,318 units for the very-low renter group. See Attachment 7.

The PDMD staff also notes that the City offers several programs to promote affordable housing within the City, and receives Federal and State Funding for State Housing Initiative Partnership (SHIP), Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) programs. The City also references several policies of their Comprehensive Plan which are intended to promote affordable housing.

The PDMD staff note that the affordable housing study submitted by the City indicates consistency with Policy 2.16.2 through a demonstration of an overall supply of affordable housing, as well as policies and programs. Further, the PDMD notes that the applicant has made a voluntary commitment of \$250 per unit to be used at the discretion of Broward County (i.e. a total of \$150,500 for 602 units) towards affordable housing programs for very-low and low-income families. See Attachment 7. The City’s affordable housing study is valid through August 21, 2018, based on Article 5 of the *Administrative Rules Document: BrowardNext*.

II. BrowardNext - Broward County Land Use Plan Policies

The proposed amendment is felt to be generally consistent with the policies of BrowardNext - Broward County Land Use Plan as the subject site is located adjacent to a major transportation corridor, consistent with the Multi-Modal Highlighted Regional Issue Strategies of BrowardNext - Broward County Land Use Plan, specifically Strategy MM-2 which recognizes and addresses the transportation and housing connection in redevelopment proposals to promote redevelopment opportunities along major transportation corridors.

OTHER PLANNING CONSIDERATIONS/INFORMATION (continued)

III. Other Pertinent Information

Regarding public notification, the Broward County Planning Council staff sent approximately 309 courtesy notices to all property owners within the land use plan amendment boundaries, as well as within 300 feet of the boundaries.

SECTION VI
AMENDMENT REPORT
PROPOSED AMENDMENT PC 18-4

PLANNING ANALYSIS

Our analysis finds that the proposed land use designation of Commerce and Irregular (21) Residential within a Dashed-Line Area would be generally compatible with surrounding existing and future land uses. The amendment site is surrounded by existing and future multi-family residential developments, as well as an office to the south.

The proposed amendment site is located within Plantation's Midtown area, which is bound on the north by Cleary Boulevard, on the east by University Drive, on the south by Interstate 595 and on the west by Pine Island Road. The City has adopted goals, objectives and policies in its Future Land Use Element, as well as its "Midtown District Master Plan and Overlay," providing both policy direction and design guidelines for the redevelopment and revitalization of the Midtown area to promote mixed-use, multi-modal developments.

Further, the proposed amendment is consistent the City's Master Plan to provide additional mixed-use opportunities, inclusive of residential uses, within the Midtown boundaries. This amendment follows a series of City proposals beginning in 2014 that redevelop under-utilized surface parking lots to create transportation and housing connections along major transportation hubs and corridors to accommodate full access to housing, jobs, local businesses and community services.

Planning Council staff's analysis also finds that adequate **potable water plant capacity and supply, sanitary sewer, drainage, solid waste capacity and park acreage** will be available to serve the proposed land use. In addition, our analysis finds that the proposed amendment is not projected to impact the operating conditions of the **regional transportation network**. See Attachment 2. Further, no adverse impacts to **natural or cultural resources** were identified.

Concerning impacts to **public schools**, the Broward County School Board staff report states that the proposed amendment would generate 258 additional students into Broward County Public Schools, consisting of 116 elementary school students, 68 middle school students and 74 high school students. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "D," which is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. In addition, the residential dwelling units will be subject to a public school concurrency review at the plat or site plan phase of development review, whichever comes first. See Attachment 5.

PLANNING ANALYSIS (continued)

Regarding **affordable housing**, the proposed land use plan amendment is subject to Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it proposes 602 additional residential units to be permitted by the BCLUP. The Broward County Planning and Development Management Division (PDMD) staff has reviewed the information submitted by the City and finds that the City meets the requirements of Policy 2.16.2, including the applicant's voluntary commitment to pay \$250 per dwelling unit towards the County's affordable housing programs. See Attachment 7.

Planning Council staff finds that the proposed amendment is generally consistent with the policies of the BrowardNext - Broward County Land Use Plan. Therefore, it is recommended that the proposed amendment be approved, recognizing the data and analysis submitted by the City of Plantation regarding affordable housing Policy 2.16.2, inclusive of and subject to the applicant's voluntary contribution of \$250 per dwelling unit towards the County's affordable housing programs. See Attachment 7.

SECTION VII
AMENDMENT REPORT
PROPOSED AMENDMENT PC 18-4

ATTACHMENTS

1. Broward County Planning Council Supplemental Report of December 2017
2. Broward County Planning Council Traffic Analysis of November 9, 2017
3. Broward County Transit Division Report of November 28, 2017
4. Broward County Planning and Development Management Division Report of December 12, 2017
5. School Board of Broward County Consistency Review Report of December 7, 2017
6. Broward County Environmental Protection and Growth Management Department Report of December 11, 2017
7. Revised Broward County Planning and Development Management Division Report of January 2, 2018
8. Broward County Parks and Recreation Division Report of November 14, 2017
9. Broward County Water Management Division Report of December 11, 2017
10. Old Plantation Water Control District Report of March 28, 2017

ATTACHMENT 1

BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 18-4

Prepared: December 2017

POTABLE WATER

The proposed amendment site will be served by the Plantation Central and East Water Treatment Plants, which have a current combined capacity of 24 million gallons per day (mgd). The current and committed demand on the treatment plants is 13.14 mgd, with 10.86 mgd available. The wellfields serving the amendment site have a combined permitted withdrawal of 17.24 mgd, with 4.10 mgd available for water withdrawal, which expires on May 13, 2024. Planning Council staff utilized a level of service of 0.2 gallons per day (gpd) per square foot for commerce uses and 350 gpd per dwelling unit for residential uses. The amendment will result in a net increase in demand of 0.16 mgd. Sufficient potable water supply and treatment capacity will be available to serve the proposed amendment site.

SANITARY SEWER

The proposed amendment site will be served by the Plantation Regional Wastewater Treatment Plant, which has a current capacity of 18.90 mgd. The current and committed demand on the treatment plant is 16.05 mgd, with 2.85 mgd available. Planning Council staff utilized a level of service of 0.2 gpd per square foot for commerce uses and 275 gpd per dwelling unit for residential uses. The amendment will result in a net increase in demand of 0.12 mgd. Sufficient sanitary sewer capacity will be available to serve the proposed amendment site.

SOLID WASTE

The proposed amendment site will be served by Waste Management, Inc. for solid waste disposal service. Waste Management, Inc. collects and transports the City's solid waste to the Broward County Wheelabrator waste-to-energy facility for processing. The Wheelabrator facility has a capacity of 2,250 tons per day (TPD). The current demand placed on this facility is 1,500 TPD, with 750 TPD available. In addition, the Broward Interim Contingency (BIC) Landfill has a capacity of 4,500,000 cubic yards and a third resource recovery facility location is reserved at the BIC. The current demand is 80,000-100,000 tons per year at the BIC. Planning Council staff utilized a level of service of 4 pounds (lbs.) per 100 square feet per day for commerce uses and 8.9 lbs. per dwelling unit per day for residential uses. The proposed amendment will result in a net decrease in demand of 4,122.2 pounds per day or 2.06 TPD. Sufficient solid waste capacity will be available to serve the proposed amendment site.

DRAINAGE

The proposed amendment site is located within the jurisdiction of the Old Plantation Water Control District. A surface water management license from Old Plantation Water Control District will be required prior to any construction.

PARKS AND OPEN SPACE

The City of Plantation has 530.45 acres in its parks and open space inventory. The 2040 projected population (97,041) requires approximately 291.12 acres to meet the community parks acreage requirement of 3 acres per one thousand persons population. The amendment will result in an increase of 4.46 acres on the projected demand for local parks. The City of Plantation continues to meet the community parks acreage requirement of the Broward County Land Use Plan of 3 acres per one thousand persons population.

ATTACHMENT 2

TRAFFIC ANALYSIS PC 18-4

Prepared: November 9, 2017

INTRODUCTORY INFORMATION

Jurisdiction: City of Plantation

Size: Approximately 28.7 acres

TRIPS ANALYSIS

Potential Trips - Current Land Use Designation

Current Designation: Commerce

Potential Development: 287,000 square feet of commerce use

Trip Generation Rate: "ITE Equation (820) Shopping Center"*

Total P.M. Peak Hour Trips: 1,214 peak hour trips

Potential Trips - Proposed Land Use Designations

Proposed Designations: Dashed-Line Area** consisting of:
23.7 acres of Irregular (21) Residential permitting 602 dwelling units
5.0 acres of Commerce

Potential Development: 602 dwelling units
50,000 square feet of commerce use

Trip Generation Rates: "ITE Equation (220) Apartment"
"ITE Equation (820) Shopping Center"

Total P.M. Peak Hour Trips: $403 + 377 = 780$ peak hour trips

Net P.M. Peak Hour Trips - 434 p.m. peak hour trips

PLANNING COMMENTS

The proposed amendment is projected to decrease traffic on the regional transportation network by approximately 434 p.m. peak hour trips at the long-range planning horizon.

*Institute of Transportation Engineers (ITE) traffic generation equations from "Trip Generation - Ninth Edition," the professionally accepted methodology for estimating the number of vehicle trips likely to be generated by a particular land use.

**"Dashed-Line Area" means an area having a particular maximum overall allowable density of dwelling units for all land and land uses within the area for which the permitted overall density appears inside the dashed line area shown on the land use plan map. That number is multiplied by the total number of acres inside the dashed line, including non-residential areas, to calculate the total number of dwelling units permitted within the same.



Transportation Department
TRANSIT DIVISION-Service and Capital Planning
 1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8482

VIA EMAIL

November 28, 2017

Barbara Blake Boy, Executive Director
 Broward County Planning Council
 115 South Andrews Ave, Room 307
 Fort Lauderdale, FL 33301

RE: Proposed Amendment to Broward County Land Use Plan PC 18-4

Dear Ms. Blake Boy,

Broward County Transit (BCT) has reviewed your correspondence dated November 9, 2017 regarding the proposed Land Use Plan Amendment (LUPA) for Plantation Midtown Square located in the City of Plantation for current and planned transit service. The current transit service provided within one-quarter mile from the amendment site includes BCT Routes 2, 81, 88, and University Drive Breeze. Please refer to the following table for detailed information:

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M	SERVICE FREQUENCY
BCT 2	Weekday	5:00a – 12:38a	20 Minutes
	Saturday	5:00a – 12:38a	30 Minutes
	Sunday	7:00a – 10:42p	40 Minutes
BCT 81	Weekday	5:10a – 12:26a	35 Minutes
	Saturday	5:41a – 12:02a	30 Minutes
	Sunday	8:00a – 9:15p	45 Minutes
BCT 88	Weekday	5:55a – 8:42p	40/50 Minutes
	Saturday	Not In Service	Not In Service
	Sunday	Not In Service	Not In Service
BCT University Breeze (102)	Weekday Peak Service Only	5:30a – 9:52a	30 Minutes
		3:25p – 8:31p	30 Minutes



Transportation Department

TRANSIT DIVISION-Service and Capital Planning

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8482

Future fixed-route bus improvements including shorter headways, increased span of service, and rapid bus are specified in the Broward County Transit Development Plan (TDP) or Broward MPO 2040 Long Range Transportation Plan (LRTP).

Broward County Transit Division can accommodate additional transit demand, as described in Mass Transit Analysis #2, with existing and planned fixed-route bus service to the amendment site.

Transit Division has no objections to this LUPA, however BCT recommends that any proposed redevelopment on the amendment site is designed to provide safe movement for pedestrians and bicycles including connectivity to the existing BCT stops along Pine Island Road.

Please feel free to call (954) 357-8554 or email me mmittelberg@broward.org if you require any additional information or clarification on this matter.

Sincerely,

A handwritten signature in blue ink that reads "Mabelle Mittelberg".

Mabelle Mittelberg
Service Planner
Service and Capital Planning

ATTACHMENT 4



Environmental Protection and Growth Management Department

PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

115 S. Andrews Avenue, Room 329K • Fort Lauderdale, Florida 33301 • 954-357-6634 • FAX 954-357-8655

DATE: December 12, 2017

TO: Barbara Blake Boy, Executive Director
Broward County Planning Council

FROM: Josie P. Sesodia, AICP, Director
Planning and Development Management Division

SUBJECT: Broward County Land Use Plan
Review of Proposed Amendment – Plantation PC 18-4

The Broward County Planning and Development Management Division (PDMD) staff has reviewed proposed amendment PC 18-4. The subject site is located in Plantation involving approximately 28.7 gross acres. The amendment proposes:

Current Designations: Commerce

*Proposed Designation: 5.0 acres of Commerce within a Dashed-Line Area
23.7 acres of Irregular (21) Residential within a Dashed-Line Area (see map attached)*

*Estimated Net Effect: Addition of 602 dwelling units (zero units currently permitted by the Broward County Land Use Plan)
Reduction of 23.7 acres of Commerce use*

Item 7 – Analysis of Historic Resources

- A. The County's archaeological consultant determined, based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity.
- B. Comments and recommendations pertaining to this land use plan amendment for historic/archaeological resources:
1. The subject property is located within the City of Plantation outside jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32). The property owner / agent is advised to contact the municipality to seek project review for compliance with municipal historic preservation regulations.

Contact: Attn: Chief Administrator Officer
City of Plantation
400 Northwest 73rd Avenue
Plantation, Florida 33317
Tel.: (954) 797-2212

2. In the event that unmarked burials are discovered, then, pursuant to Florida State Statutes, Chapter 872.05, "all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist."

Contact: Broward County Medical Examiner
5301 S.W. 31st Avenue
Fort Lauderdale, Florida 33312
Telephone: (954) 357-5200
Fax: (954) 327-6580
Email: Med_Exam_Trauma@broward.org
Website: <http://www.broward.org/MedicalExaminer>

Item 8 - Affordable Housing

Amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan (BCLUP) are subject to the requirements of BCLUP Policy 2.16.2. Policy 2.16.2 requires the involved municipality to provide those professionally accepted methodologies, policies, and best available data and analysis, which the municipality has used to define affordable housing needs and solutions within the municipality. The net effect of the amendment's residential component is the addition of 602 residential units, therefore Policy 2.16.2 applies.

An "Affordable Housing Analysis" (Analysis) conducted by Miami Economic Development Associates, Inc. for the City of Plantation, was previously submitted to Broward County on February 21, 2017 in conjunction with BCLUP amendment PC 17-8. In accordance with Article 5.4(E) of the Planning Council's Administrative Rules, "a study, report, or information submitted by the local government which has been determined by the County to be in compliance with Policy 2.16.2 shall be valid for the consideration of subsequent land use plan amendments for a period of 18 months from the date the study, report or analysis was submitted to Broward County for review." The Analysis utilized the methodology proposed by the County's consultant, Meridian Appraisal Group, to estimate the supply of affordable housing within the City of Plantation for the very-low, low, and moderate-income bands. The study also provided information regarding owner-occupied and renter housing. The information indicates that the City currently has a 3,113 surplus of affordable housing across for all income bands and a deficit of 2,318 units for the very-low income renter group.

Regarding the City's affordable housing programs and policies, the City has stated that the use of CDBG programs for a minor home repair program which has assisted 30 low-to-moderate income City households since 2010, and SHIP programs for both purchase assistance and minor home repair which has assisted 20 low-to-moderate income City households since 2010. The City also references several Policies of their Comprehensive Plan which are intended to promote affordable housing.

Staff notes that, although the affordable housing study submitted by the City indicates consistency with the BCLUP policy and Administrative Rules Document through a demonstration of an overall supply of affordable housing, and policies and programs addressing the same, the current and projected deficit of approximately 2,318 affordable "very-low income" rental units within the city remains an issue. To supplement the information submitted by the City, the agent for the applicant has indicated a voluntary commitment of \$250 per unit to Broward County (i.e. a total of \$150,500 for 602 units), to be used at the County's discretion, toward affordable housing programs that may improve rental opportunities for very low and low-income families. Please note that the voluntary commitment offered by the applicant must be subject to a legally enforceable agreement approved by the Broward County Attorney's Office.

Item 10 - Hurricane Evacuation Analysis

The amendment site is not located in a Hurricane Evacuation Zone based on the Broward County Land Use Plan's "Natural Resource Map Series Eastern Broward County: Hurricane Evacuation Zones".

Item 11 – Redevelopment Analysis

The amendment site is not located within a Community Redevelopment Area.

Item 12 – Intergovernmental Coordination

The Broward Emergency Operations Center is located approximately ¾ mile south of the proposed amendment site. The nearest local governmental jurisdiction is the City of Sunrise, located approximately 1.2 miles north of the proposed amendment site.

Complete Streets

Broward County strongly supports Complete Streets and the expansion of bicycle, pedestrian and greenway networks. The redevelopment site is conveniently located along existing transit route 88 and is a ½ mile walk to BCT West Regional Terminal. The terminal provides access to routes 2, 12, 22, 30, 81, 88, and Town of Davie Community Bus. The BCT Transit Development Plan includes service span and/or headway improvements for routes in this area. The level and connectivity of existing and future transit services in close proximity to the site is ideal for transit oriented land use.

Pedestrian amenities surrounding the site are excellent, however the bicycle facilities need improvement. The three primary corridors that surround the site, Pine Island Road, Clearly Boulevard, and American Express Way, each have sidewalks located both sides of the road but lack dedicated bicycle lanes. Notwithstanding, it is recommended that that site be designed to include safe and convenient connections between the development and the surrounding transportation network, particularly as it relates to access to transit. To further enhance the pedestrian and bicycle quality of service, consider including amenities, such as pedestrian-scale lighting, shade trees, bicycle racks, and bicycle repair stations within and around the development. For the convenience of future residents or community staff who wish to reduce their carbon footprint, consider providing electric vehicle charging stations.

If you have any questions, please contact Maribel Feliciano, Assistant Director of the Planning and Development Management Division at 954-519-1424 or mfeliciano@broward.org.

Attachment – Site Map

cc: Henry Sniezek, Director, Environmental Protection and Growth Management Department
Suzanne Fejes, Acting Director, Housing Finance and Community Redevelopment Division
Maribel Feliciano, AICP, Assistant Director, Planning and Development Management Division
Sara Forelle, AICP, Planning Section Supervisor, Planning and Development Management Division
Nick Sofoul, AICP, Senior Planner, Planning and Development Management Division
Heather Cunniff, AICP, Senior Planner, Planning and Development Management Division
Susanne Carrano, AICP, Senior Planner, Planning and Development Management Division
Richard Ferrer, Broward County Historic Preservation Officer

JS/hc

Miami Economic Associates, Inc.

February 16, 2017

Mr. Danny Holmes
Director of Planning, Zoning
and Economic Development
City of Plantation
Plantation, FL

Dear Mr. Holmes,

Pursuant to your request, Miami Economic Associates, Inc. (MEAI) has updated the report it issued on September 23, 2016 with respect to the availability of housing affordable to very low, low and moderate income households within the City of Plantation. This updated report takes into account the American Community Survey data released on December 8, 2016 for the five-year period 2011 to 2015. We understand that this updated report may be submitted to the City of Plantation and Broward County in support of the application that Lennar Multifamily Communities, LLC has previously filed with those jurisdiction to re-designate a commercially-designate parcel of land located at 600 N. Pine Island Road for residential use to allow for the development of a 271-unit rental apartment project.

The proposed project that will offer a mixture 1-bedroom, 2 bedroom and 3-bedroom units with its 254 1-bedroom and 2-bedroom units renting in the range of \$1,735 to \$2,100 per month. Based on the current estimate by the U.S. Department of Housing and Urban Development (HUD) of Area Median Income (AMI) for Broward County, which sets the figure at \$63,300, none of the proposed units would be affordable to households of very low and low income. However, MEAI estimates that a portion of the 1-bedroom and 2 bedroom units would be affordable to moderate income households and that all of them would be affordable to workforce income households. These estimates assume that moderate income households have incomes ranging between 80 and 120 percent of AMI (\$50,640 to \$75,960) and that workforce income households have incomes in the range of 120 to 140 percent of AMI (\$75,961 to \$88,620). They further assume that the households in referenced income categories pay no more than 30 percent of their income for rent.

MEAI also notes that on September 13, 2016, the U.S. Census Bureau announced (as shown in Appendix 1) that real median income increased nationally increased by 5.2 percent between 2014 and 2015, which was the first annual increase in median household income since 2007, the year before the onset of the "Great Recession". This suggests that when a new AMI figure is announced by HUD in March, 2017 it will

Mr. Danny Holmes
Director of Planning, Zoning and Economic Development
City of Plantation
February 16, 2017
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potentially be significantly above the current figure and that greater percentages of moderate income households will be able to afford the proposed units.

The table on the page following summarizes an analysis performed by the Broward County Planning Council using a methodology created for it by Meridian Appraisal Group, and the American Community Survey data for the five year-period 2011 to 2015. The information in the table, which summarizes the availability of housing affordable to very low, low and moderate income in the City of Plantation, was excerpted from a source document issued by the Broward County Planning Council via email sent by Ms. Barbara Boy, the Council's Executive Director, to all Broward County municipal mayors, managers and planners as well as Planning Council members.

Review of the table shows that the City of Plantation has an overall surplus of housing of housing affordable to very low (0 to 50%), low (50.1 to 80%) and moderate (80.1 to 120%) income households with total supply exceeding total demand by nearly 3,113 units. The Table further shows that there is more than an adequate supply of owner-occupied housing in each of three income bands. Finally, the table shows the supply of rental housing for exceeds the demand for low and moderate income housing units. Only the demand for very low income rental units exceeds supply.

With respect to the last point in the preceding paragraph, review of the updated analyses for all of Broward County's municipalities that were appended Ms. Boy's email referenced above shows the following:

- The demand for very low income rental units exceeded supply in all 31 municipalities in Broward County regardless of their relative levels of affluence with the exception of Lazy Lakes.
- The City of Plantation is one of only 7 municipalities within the County which experienced a deficiency in only that particular band. All other the other municipalities exhibits gaps in supply in more than one band.

In fact, the updated analysis for all of Broward County's 31 municipalities shows that on a cumulative basis demand exceeds supply for very low income rental units by in excess of 53,500 units. The size of the deficit reflects the fact the overwhelming preponderance of very low income households occupy their units as renters rather than owners due to credit issues as well as their inability in many cases to make the down payment required to buy a unit. However, it is essentially impossible to build units for very low income households on a financially positive or breakeven basis. Even a not-for-profit entity like Habitat for Humanity requires subsidy to do so, in its case in the form of volunteer labor, donated land, charitable contributions and/or in-kind gifts from contractors and building supply businesses. Among the factors contributing to this situation is the extreme scarcity of vacant land that exists in Broward County. In this regard, MEAI notes that the site of the proposed project described in the first two paragraphs of this letter is the parking lot of an existing office building. The project's anticipated rent levels reflect the economics associated with acquiring the site and building it with enough parking to satisfy its own need and that of the office building.

Mr. Danny Holmes
Director of Planning, Zoning and Economic Development
City of Plantation
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Page 3

In conclusion, we re-iterate that the analysis distributed by the Broward County Planning Council on January 5, 2017 shows that on an overall basis the City of Plantation has a supply of housing affordable to households of very low, low and moderate income that exceeds demand for both affordable owner-occupied and rental housing.

Sincerely,
Miami Economic Associates, Inc.



Andrew Dolkart
President

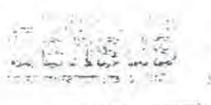
Table 1
Availability of Affordable Housing
 Based on 2009 - 2013 American Community Survey Data
 City of Plantation

<u>Band</u>	<u>Demand</u> <u>Owner</u>	<u>Supply</u> <u>Owner</u>	<u>No Gap/ (Gap)</u> <u>Supply-Demand</u>	<u>Band</u>	<u>Demand</u> <u>Renter</u>	<u>Supply</u> <u>Renter</u>	<u>No Gap/ (Gap)</u> <u>Supply-Demand</u>
Under 50% * \$0 - \$30,850	3,970	4,872	901	Under 50% * \$0 - \$30,850	2,478	161	(2,318)
50.1 - 80%** \$30,000 - 49,360	3,330	3,775	444	50.1 - 80%** \$30,000 - 49,360	2,291	3,362	1,071
80.1 - 120% *** \$49,422 - \$74,040	3,761	4,989	1,228	80.1 - 120% *** \$49,422 - \$74,040	2,407	3,731	1,323

* Very Low Income
 ** Low Income
 *** Moderate Income

Source: U.S. Census, American Community Survey 2009 -2013, Meridian Appraisal Group, Broward County, Miami Economic Associates, Inc.

Appendix 1



Newsroom

FOR IMMEDIATE RELEASE: TUESDAY, SEPTEMBER 13, 2016

Income, Poverty and Health Insurance Coverage in the United States: 2015

September 13, 2016

Release Number: CB16-158

SEPT. 13, 2016 — The U.S. Census Bureau announced today that real median household income increased by 5.2 percent between 2014 and 2015 while the official poverty rate decreased 1.2 percentage points. At the same time, the percentage of people without health insurance coverage decreased.

Median household income in the United States in 2015 was \$56,516, an increase in real terms of 5.2 percent from the 2014 median income of \$53,718. This is the first annual increase in median household income since 2007, the year before the most recent recession.

The nation's official poverty rate in 2015 was 13.5 percent, with 43.1 million people in poverty, 3.5 million fewer than in 2014. The 1.2 percentage point decrease in the poverty rate from 2014 to 2015 represents the largest annual percentage point drop in poverty since 1999.

The percentage of people without health insurance coverage for the entire 2015 calendar year was 9.1 percent, down from 10.4 percent in 2014. The number of people without health insurance declined to 29.0 million from 33.0 million over the period.

States: 2015 and Health Insurance Coverage in the United States: 2015. The Current Population Survey Annual Social and Economic Supplement was conducted nationwide and collected information about income and health insurance coverage during the 2015 calendar year. The Current Population Survey, sponsored jointly by the U.S. Census Bureau and U.S. Bureau of Labor Statistics, is conducted every month and is the primary source of labor force statistics for the U.S. population; it is used to calculate the monthly unemployment rate estimates. Supplements are added in most months; the Annual Social and Economic Supplement questionnaire is designed to give annual, national estimates of income, poverty and health insurance numbers and rates.

Another Census Bureau report, *The Supplemental Poverty Measure: 2015*, was also released today. With support from the Bureau of Labor Statistics, it describes research showing a different way of measuring poverty in the United States and includes estimates for numerous demographic groups, including state-level estimates. The supplemental poverty measure serves as an additional indicator of economic well-being and provides a deeper understanding of economic conditions. The Census Bureau has published poverty estimates using this supplemental measure annually since 2011. Since September 2015, the supplemental poverty measure has been released the same day as the official poverty estimates.

The Current Population Survey-based income and poverty report includes comparisons with the previous year and to 2007 (before the last recession); historical tables in the report contain statistics back to 1959. The health insurance report is based on both the Current Population Survey and the American Community Survey and includes comparisons with the previous year. State and

Appendix 2

Broward County Affordable Housing Supply/Demand 2009-2013 American Community Survey

Covington Creek city, Florida								Fort Lauderdale city, Florida							
Demand(D)				Supply(S) No Gap/(Gap)				Demand(D)				Supply(S) No Gap/(Gap)			
Band	Owner	Owner	S-D	Band	Renter	Renter	S-D	Band	Owner	Owner	S-D	Band	Renter	Renter	S-D
0-50%	3,743	6,274	2,531	0-50%	1,975	438	(1,537)	0-50%	8,633	6,797	(2,037)	0-50%	14,704	5,931	(8,773)
\$0				\$0				\$0				\$0			
\$10-\$20	25.7%	43.2%		\$10-\$20	27.3%	6.4%		\$10-\$20	23.7%	17.5%		\$10-\$20	44.8%	18.9%	
50.1-80%	2,374	2,389	15	50.1-80%	1,890	2,445	554	50.1-80%	5,901	6,947	1,046	50.1-80%	6,481	12,956	6,475
\$30-\$40				\$30-\$40				\$30-\$40				\$30-\$40			
\$40-\$60	16.3%	16.4%		\$40-\$60	26.1%	35.2%		\$40-\$60	15.2%	17.8%		\$40-\$60	19.8%	41.2%	
80.1-120%	2,283	3,319	1,037	80.1-120%	1,383	2,461	1,078	80.1-120%	6,020	7,857	1,837	80.1-120%	5,331	8,867	3,536
\$40-\$60				\$40-\$60				\$40-\$60				\$40-\$60			
\$70-\$80	15.7%	22.8%		\$70-\$80	19.1%	35.9%		\$70-\$80	15.5%	20.2%		\$70-\$80	16.3%	21.8%	

Cooper City city, Florida								Hallandale Beach city, Florida							
Demand(D)				Supply(S) No Gap/(Gap)				Demand(D)				Supply(S) No Gap/(Gap)			
Band	Owner	Owner	S-D	Band	Renter	Renter	S-D	Band	Owner	Owner	S-D	Band	Renter	Renter	S-D
0-50%	895	419	(476)	0-50%	214	30	(183)	0-50%	4,501	4,181	(320)	0-50%	1,638	1,275	(363)
\$0				\$0				\$0				\$0			
\$10-\$20	10.2%	4.8%		\$10-\$20	17.0%	2.6%		\$10-\$20	41.8%	38.8%		\$10-\$20	50.7%	18.8%	
50.1-80%	919	1,146	227	50.1-80%	178	232	54	50.1-80%	2,007	2,747	740	50.1-80%	1,612	2,957	1,345
\$30-\$40				\$30-\$40				\$30-\$40				\$30-\$40			
\$40-\$60	10.4%	13.0%		\$40-\$60	14.1%	19.7%		\$40-\$60	18.6%	25.5%		\$40-\$60	32.3%	43.5%	
80.1-120%	1,435	2,541	1,106	80.1-120%	410	371	(39)	80.1-120%	1,610	1,805	195	80.1-120%	950	1,770	789
\$40-\$60				\$40-\$60				\$40-\$60				\$40-\$60			
\$70-\$80	16.3%	28.9%		\$70-\$80	32.5%	31.5%		\$70-\$80	15.0%	16.8%		\$70-\$80	13.7%	26.1%	

Coral Springs city, Florida								Hallandale Beach town, Florida							
Demand(D)				Supply(S) No Gap/(Gap)				Demand(D)				Supply(S) No Gap/(Gap)			
Band	Owner	Owner	S-D	Band	Renter	Renter	S-D	Band	Owner	Owner	S-D	Band	Renter	Renter	S-D
0-50%	3,456	3,793	337	0-50%	5,029	1,118	(3,911)	0-50%	159	41	(117)	0-50%	124	5	(119)
\$0				\$0				\$0				\$0			
\$10-\$20	13.1%	14.4%		\$10-\$20	35.6%	8.1%		\$10-\$20	31.4%	5.6%		\$10-\$20	55.6%	2.2%	
50.1-80%	3,231	2,714	(517)	50.1-80%	3,049	4,880	1,831	50.1-80%	105	42	(63)	50.1-80%	25	95	70
\$30-\$40				\$30-\$40				\$30-\$40				\$30-\$40			
\$40-\$60	12.1%	10.3%		\$40-\$60	21.6%	35.3%		\$40-\$60	14.2%	5.7%		\$40-\$60	11.2%	41.5%	
80.1-120%	4,668	7,274	2,607	80.1-120%	2,991	4,499	1,508	80.1-120%	105	167	62	80.1-120%	10	64	54
\$40-\$60				\$40-\$60				\$40-\$60				\$40-\$60			
\$70-\$80	17.7%	27.6%		\$70-\$80	21.2%	32.6%		\$70-\$80	14.2%	21.5%		\$70-\$80	4.3%	29.3%	

Davie city, Florida								Hollywood city, Florida							
Demand(D)				Supply(S) No Gap/(Gap)				Demand(D)				Supply(S) No Gap/(Gap)			
Band	Owner	Owner	S-D	Band	Renter	Renter	S-D	Band	Owner	Owner	S-D	Band	Renter	Renter	S-D
0-50%	2,009	2,199	190	0-50%	2,610	953	(1,657)	0-50%	8,646	9,685	1,039	0-50%	9,974	4,061	(5,914)
\$0				\$0				\$0				\$0			
\$10-\$20	28.9%	31.6%		\$10-\$20	51.5%	13.6%		\$10-\$20	25.5%	26.6%		\$10-\$20	46.2%	19.5%	
50.1-80%	1,416	1,999	582	50.1-80%	1,116	2,003	887	50.1-80%	5,916	7,503	1,585	50.1-80%	5,167	9,503	4,336
\$30-\$40				\$30-\$40				\$30-\$40				\$30-\$40			
\$40-\$60	20.3%	26.7%		\$40-\$60	20.5%	39.2%		\$40-\$60	17.5%	22.1%		\$40-\$60	23.9%	45.9%	
80.1-120%	1,170	1,515	345	80.1-120%	706	1,357	651	80.1-120%	6,706	7,346	640	80.1-120%	3,271	4,660	1,389
\$40-\$60				\$40-\$60				\$40-\$60				\$40-\$60			
\$70-\$80	16.8%	21.8%		\$70-\$80	12.9%	26.5%		\$70-\$80	19.8%	21.7%		\$70-\$80	15.1%	22.4%	

Davie town, Florida								Lauderhill Lakes city, Florida							
Demand(D)				Supply(S) No Gap/(Gap)				Demand(D)				Supply(S) No Gap/(Gap)			
Band	Owner	Owner	S-D	Band	Renter	Renter	S-D	Band	Owner	Owner	S-D	Band	Renter	Renter	S-D
0-50%	4,490	7,049	2,559	0-50%	3,904	1,056	(2,849)	0-50%	2,954	4,445	1,461	0-50%	2,544	571	(1,772)
\$0				\$0				\$0				\$0			
\$10-\$20	18.9%	29.7%		\$10-\$20	43.8%	12.4%		\$10-\$20	41.0%	61.1%		\$10-\$20	57.4%	18.3%	
50.1-80%	3,774	3,751	(23)	50.1-80%	1,663	3,215	1,552	50.1-80%	1,641	1,522	(119)	50.1-80%	978	2,226	1,248
\$30-\$40				\$30-\$40				\$30-\$40				\$30-\$40			
\$40-\$60	15.9%	15.8%		\$40-\$60	15.9%	38.1%		\$40-\$60	22.6%	20.9%		\$40-\$60	22.3%	52.7%	
80.1-120%	3,474	4,109	635	80.1-120%	1,615	2,628	1,013	80.1-120%	1,230	534	(397)	80.1-120%	554	1,001	447
\$40-\$60				\$40-\$60				\$40-\$60				\$40-\$60			
\$70-\$80	14.6%	17.3%		\$70-\$80	18.1%	31.0%		\$70-\$80	16.9%	11.5%		\$70-\$80	12.6%	23.7%	

Deerfield Beach city, Florida								Lauderhill In-the-Sea town, Florida							
Demand(D)				Supply(S) No Gap/(Gap)				Demand(D)				Supply(S) No Gap/(Gap)			
Band	Owner	Owner	S-D	Band	Renter	Renter	S-D	Band	Owner	Owner	S-D	Band	Renter	Renter	S-D
0-50%	7,549	10,509	2,960	0-50%	4,930	1,650	(3,280)	0-50%	782	141	(641)	0-50%	395	78	(317)
\$0				\$0				\$0				\$0			
\$10-\$20	38.2%	31.1%		\$10-\$20	44.2%	15.6%		\$10-\$20	29.5%	5.3%		\$10-\$20	37.6%	7.8%	
50.1-80%	3,542	3,816	274	50.1-80%	2,448	4,308	1,860	50.1-80%	222	216	(6)	50.1-80%	212	443	232
\$30-\$40				\$30-\$40				\$30-\$40				\$30-\$40			
\$40-\$60	17.2%	18.6%		\$40-\$60	22.0%	40.7%		\$40-\$60	5.4%	8.2%		\$40-\$60	20.3%	44.2%	
80.1-120%	4,031	3,389	(642)	80.1-120%	2,058	3,021	963	80.1-120%	366	411	46	80.1-120%	185	273	85
\$40-\$60				\$40-\$60				\$40-\$60				\$40-\$60			
\$70-\$80	19.6%	16.5%		\$70-\$80	18.5%	28.5%		\$70-\$80	13.8%	15.5%		\$70-\$80	17.9%	22.2%	

Broward County Affordable Housing Supply/Demand 2009-2013 American Community Survey

Lauderhill city, Florida				Oakland Park city, Florida			
Demand(D)	Supply(S)	No Gap/(Gap)	S-D	Demand(D)	Supply(S)	No Gap/(Gap)	S-D
Band	Owner	Owner		Band	Owner	Owner	
0-50%	4,272	7,094	2,822	0-50%	5,424	1,553	(3,871)
\$0				\$0			
\$20,000	31.0%	31.5%		\$20,000	55.7%	18.7%	
\$0.1-50%	2,374	3,177	803	\$0.1-50%	2,497	1,909	(588)
\$20,000				\$20,000			
\$40,000	17.2%	23.1%		\$40,000	25.7%	11.9%	
\$0.1-120%	2,610	2,565	(45)	\$0.1-120%	1,030	2,170	1,140
\$20,000				\$20,000			
\$40,000	20.4%	15.6%		\$40,000	10.6%	22.0%	

Lutz Lakes village, Florida				Parkland city, Florida			
Demand(D)	Supply(S)	No Gap/(Gap)	S-D	Demand(D)	Supply(S)	No Gap/(Gap)	S-D
Band	Owner	Owner		Band	Owner	Owner	
0-50%	0	0	0	0-50%	3	0	(3)
\$0				\$0			
\$20,000	0.0%	0.0%		\$20,000	60.0%	0.0%	
\$0.1-50%	2	0	(2)	\$0.1-50%	0	1	1
\$20,000				\$20,000			
\$40,000	19.1%	0.0%		\$40,000	0.0%	26.1%	
\$0.1-120%	1	0	(1)	\$0.1-120%	0	2	2
\$20,000				\$20,000			
\$40,000	10.4%	0.0%		\$40,000	0.0%	41.0%	

Lighthouse Point city, Florida				Pompano Beach town, Florida			
Demand(D)	Supply(S)	No Gap/(Gap)	S-D	Demand(D)	Supply(S)	No Gap/(Gap)	S-D
Band	Owner	Owner		Band	Owner	Owner	
0-50%	742	749	7	0-50%	254	31	(223)
\$0				\$0			
\$20,000	16.5%	19.7%		\$20,000	27.2%	3.5%	
\$0.1-50%	956	304	(652)	\$0.1-50%	219	364	145
\$20,000				\$20,000			
\$40,000	14.6%	5.0%		\$40,000	21.5%	41.3%	
\$0.1-120%	169	495	326	\$0.1-120%	146	295	149
\$20,000				\$20,000			
\$40,000	12.3%	13.1%		\$40,000	15.7%	33.5%	

Margate city, Florida				Pompano Beach town, Florida			
Demand(D)	Supply(S)	No Gap/(Gap)	S-D	Demand(D)	Supply(S)	No Gap/(Gap)	S-D
Band	Owner	Owner		Band	Owner	Owner	
0-50%	5,197	7,912	2,715	0-50%	2,129	357	(1,772)
\$0				\$0			
\$20,000	32.1%	48.9%		\$20,000	45.0%	6.0%	
\$0.1-50%	3,669	3,786	116	\$0.1-50%	894	1,934	1,040
\$20,000				\$20,000			
\$40,000	22.7%	23.4%		\$40,000	18.9%	43.5%	
\$0.1-120%	3,104	2,989	(114)	\$0.1-120%	1,087	1,419	332
\$20,000				\$20,000			
\$40,000	19.2%	15.5%		\$40,000	23.0%	31.9%	

Miramar city, Florida				Pompano Beach town, Florida			
Demand(D)	Supply(S)	No Gap/(Gap)	S-D	Demand(D)	Supply(S)	No Gap/(Gap)	S-D
Band	Owner	Owner		Band	Owner	Owner	
0-50%	3,952	5,680	1,695	0-50%	3,400	456	(2,944)
\$0				\$0			
\$20,000	14.2%	20.3%		\$20,000	34.7%	4.5%	
\$0.1-50%	4,425	6,579	2,154	\$0.1-50%	2,065	2,772	706
\$20,000				\$20,000			
\$40,000	15.5%	24.5%		\$40,000	21.1%	29.4%	
\$0.1-120%	6,376	6,247	(129)	\$0.1-120%	2,215	2,545	330
\$20,000				\$20,000			
\$40,000	22.7%	22.3%		\$40,000	22.6%	30.3%	

North Lauderdale city, Florida				Pompano Beach town, Florida			
Demand(D)	Supply(S)	No Gap/(Gap)	S-D	Demand(D)	Supply(S)	No Gap/(Gap)	S-D
Band	Owner	Owner		Band	Owner	Owner	
0-50%	1,709	3,450	1,741	0-50%	2,263	221	(2,042)
\$0				\$0			
\$20,000	25.6%	31.6%		\$20,000	44.0%	4.3%	
\$0.1-50%	1,242	2,174	932	\$0.1-50%	1,419	2,115	696
\$20,000				\$20,000			
\$40,000	16.6%	32.5%		\$40,000	27.6%	45.3%	
\$0.1-120%	1,642	793	(849)	\$0.1-120%	956	1,959	1,003
\$20,000				\$20,000			
\$40,000	27.3%	11.9%		\$40,000	19.2%	35.4%	

Pompano Beach town, Florida				Pompano Beach town, Florida			
Demand(D)	Supply(S)	No Gap/(Gap)	S-D	Demand(D)	Supply(S)	No Gap/(Gap)	S-D
Band	Owner	Owner		Band	Owner	Owner	
0-50%	7,077	7,422	345	0-50%	9,009	2,728	(6,280)
\$0				\$0			
\$20,000	33.3%	31.8%		\$20,000	51.4%	16.3%	
\$0.1-50%	2,366	6,083	3,717	\$0.1-50%	3,558	7,491	3,933
\$20,000				\$20,000			
\$40,000	15.7%	26.0%		\$40,000	20.3%	44.8%	
\$0.1-120%	4,761	4,174	(587)	\$0.1-120%	2,489	4,053	1,563
\$20,000				\$20,000			
\$40,000	20.4%	17.9%		\$40,000	14.2%	24.2%	

City of Plantation Supplement to Affordable Housing Analysis Programs and Methods to Maintain the Supply of Housing

November 2016

Community Development Block Grant (CDBG) Program

The City of Plantation provides health and safety minor home repairs to owner-occupied homes within the City limits. The Minor Home Repair Program is designed to provide assistance to eligible low-to-moderate income residents that are experiencing living conditions that pose a threat to safety, health and welfare of household occupants. The objective of the programs is to address and eradicate these conditions in and around the home. Areas of concern have historically included to leaky roofs, non-compliance (broken, unstable, single-pane, un-shuttered windows and dilapidated exterior doors). Since 2010, a total of 30 low-to-moderate income City households have benefited from this program.

This City relies on its annual CDBG HUD allocation, which is anticipated to provide additional funding for minor home repair. This ongoing program is the cornerstone of maintaining the supply of single family homes occupied by low and moderate income families.

State Housing Initiatives Partnership (SHIP) Program

The City also participates in the State Housing Initiative Partnership (SHIP) Program to assist low-to-moderate income residents with both purchase assistance and minor home repair. The City will continue to participate in this program as funds become available. Since 2010, a total of 20 low-to-moderate income City households have benefited from this program.

In the long term, the *Housing Element of the Comprehensive Plan* includes but is not limited to the following Housing Objectives and Policies to be implemented by the continued application of CDBG, SHIP and HOME funds.

Policy 1.1.3 Continue to operate a site plan and plat review process that assures project "quality control" yet is not so lengthy or otherwise arduous so that it adds to housing costs. The City will continue to expedite applications for workforce and affordable housing.

OBJECTIVE 1.2 Continue to implement two City programs to address deferred housing maintenance trends evident in the City's oldest neighborhoods east of the Florida Turnpike. The City shall continue accepting CDBG and SHIP funds and has chosen minor home repair, weatherization and handicap assistance from a menu of program strategies to offer to participants. (Ord. No. 2146. 2/18/98)

- Policy 1.2.1 Enforce the housing code in order to achieve correction of substandard housing conditions, and utilize the dilapidated building ordinance, Code Enforcement Board and Code Enforcement Officers to assure that existing structures meet code standards.
- Policy 1.2.2 The City shall continue to work with neighborhood associations in eastern Plantation (Flex Zone 73) to develop conservation goals, peer pressure and neighborhood "confidence building" programs modeled on the Neighborhood Housing Service program's national experience. The City will continue to directly market the minor home repair and weatherization assistance programs offered through CDBG and SHIP. Churches, neighborhood association officers, and civic activists shall be routinely contacted and provided information. (Ord. No. 2146, 2 /18/98)
- Policy 1.7.2 Continue to develop and expand homeownership opportunities, including but not limited to Purchase Assistance Programs funded through SHIP and HOME.
- Policy 1.7.4 Promote mixed-use development that provides for a variety of housing types along transit corridors and at transit hubs, especially in the Local Activity Center (LAC) and in the Midtown area.
- Policy 1.7.7 Apply to Broward County Planning Council to collapse flex zone boundaries to enable flex unit utilization in defined receiving areas throughout the City.

PLANTATION AFFORDABLE HOUSING POLICIES

- OBJECTIVE 1.1** The City shall continue to assist the private sector in the provision of some 4,032 additional housing units by the year 2012 which, when taken with existing units, will continue to provide affordable housing for low and moderate income families. (Measured by flex and reserve units allocated in the Plantation Midtown District, the residential units allocated for the LAC [Plantation Gateway], and projects currently in site plan review.) (Ord. No. 2146, 2/18/98)
- Policy 1.1.3** Continue to operate a site plan and plat review process that assures project "quality control" yet is not so lengthy or otherwise arduous so that it adds to housing costs. **The City will continue to expedite applications for workforce and affordable housing.**
- Policy 1.1.4** The City shall continue to support Broward County's efforts in the following ways. In providing housing and related programs:
- a. The City shall continue to monitor County-wide housing programs and activities affecting Plantation.
 - b. The City shall support Broward County affordable housing programs by adopting resolutions as requested by and appropriate for Broward County.
- Policy 1.3.3** Continue to encourage townhouse and zero lot line single-family units as a more affordable housing option by continuing the PRD (Planned Residential Development) zoning districts.
- Policy 1.3.4** The City shall monitor and evaluate the zoning districts permitting mobile home parks within Plantation to ensure safe and affordable housing options are provided.
- Policy 1.6.1** Assure that reasonably located, affordable housing is made available through a City policy if relocation is necessary.
- Policy 1.6.2** By January, 2008, the City shall analyze the data provided by the State of Florida (Shimberg Center for Affordable Housing Assessment) or data obtained from another professionally acceptable source with regard to very low, low and moderate income housing needs and identify appropriate policies and programs. (Ord. No. 2146, 2/18/98)
- Policy 1.7.3** Staff will evaluate and implement as appropriate potential incentives to enable developers to build affordable and workforce housing developments, i.e. incentive zoning.
- Policy 1.7.8** Annually, the City will review city owned vacant property and identify any parcels which may be suitable for affordable housing as per Florida Statutes Chapter 166.0451.

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT

LAND USE
SBBC-2194-2017
County No: PC 18-4
Plantation Midtown Square



December 7, 2017



Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

ATTACHMENT 5

SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION
Date: December 7, 2017	Units Permitted: 0 Units Proposed: 602	Existing Land Use: Commercial
Name: Plantation Midtown Square	NET CHANGE (UNITS): 602	Proposed Land Use: Commercial &
SBBC Project Number: SBBC-2194-2017	Students Permitted Proposed NET CHANGE	Current Zoning: SPI-3
County Project Number: PC 18-4	Elem 0 116 116	Proposed Zoning: SPI-3
Municipality Project Number: PD17-0002	Mid 0 68 68	Section: 4
Owner/Developer: Plantation 25 LLC	High 0 74 74	Township: 50
Jurisdiction: Plantation	Total 0 258 258	Range: 41

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS Capacity	Benchmark* Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of Gross Capacity
Peters Elementary	845	845	640	-205	-11	75.7%
Plantation Middle	1,345	1,345	738	-607	-27	54.9%
Plantation High	2,893	2,893	2,253	-640	-25	77.9%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Capacity Adjusted Benchmark	Projected Enrollment				
				17/18	18/19	19/20	20/21	21/22
Peters Elementary	681	-164	80.6%	654	658	662	666	670
Plantation Middle	757	-588	56.3%	664	630	588	605	625
Plantation High	2,282	-611	78.9%	2,211	2,157	2,122	2,087	2,018

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

*The first Monday following Labor Day
 INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	21/22	22/23	23/24	24/25	25/26
Area D - Elementary	18,309	16,516	-1,793	17,664	17,797	17,931	18,065	18,199
Area D - Middle	8,685	7,451	-1,234	8,450	8,430	8,411	8,392	8,372
Area D - High	14,044	12,425	-1,619	12,341	12,437	12,533	12,629	12,725

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2016-17 Contract Permanent Capacity	2016-17 Benchmark* Enrollment	Over/(Under)	Projected Enrollment		
				17/18	18/19	19/20
Ben Gamla Charter South Broward	900	429	-471	429	429	429
Imagine School- Plantation	1,340	343	-997	343	343	343
Renaissance Charter School Of Plantation	1,504	907	-597	907	907	907

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

*The first Monday following Labor Day
 INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

**PLANNED AND FUNDED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 1 - 5)**

School(s)	Description of Capacity Additions
Peters Elementary	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.
Plantation Middle	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.
Plantation High	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.

**PLANNED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 6 - 10)**

Capacity Additions for Planning Area D	
School Level	Comments
Elementary	None
Middle	None
High	None

*The first Monday following Labor Day
INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

Comments

Information contained in the application indicates that the approximately 28.7-acre site is generally located at the south side of Cleary Boulevard between Pine Island Road and American Expressway in the City of Plantation. The current land use designation for the site is Commercial which allows no residential units. The applicant proposes to change the land use designation (for 23.7 acres) to Irregular (21) Residential to allow 602 garden apartment (all three or more bedroom) residential units which are anticipated to generate 258 additional students (116 elementary, 68 middle, and 74 high school) into Broward County Public Schools.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (DEFP). However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Please be advised that this application was reviewed utilizing 2016-17 school year data because the current school year (2017-18) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count.

Schools serving the amendment site in the 2016-17 school year were Peters Elementary, Plantation Middle, and Plantation High. Based on the District's Public School Concurrency Planning Document, all of the schools are operating below the adopted LOS of 100% of their gross capacities in the 2016-17 school year. The same schools are serving the amendment site in the 2017-18 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2016-17 – 2018-19), all the schools are expected to operate below the adopted LOS of 100% of gross capacities through the 2018-19 school year. It should be noted that the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP, FY 2017-18 – 2021-22. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter schools located within a two-mile radius of the subject site in the 2016-17 school year are depicted herein.

Capital Improvements scheduled in the long range section of the currently Adopted DEFP Fiscal Years 2017-18 – 2021-22 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "D" and the elementary, middle, and high schools currently serving Planning Area "D" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein. Therefore, Planning Area "D" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area.

Please be advised that if approved, the units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.

*The first Monday following Labor Day
INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT
PROJECT NUMBER: SBBC-2194-2017

12 | 07 | 2017
Date

Reviewed By:


Signature

Mohammed Rasheduzzaman, AICP
Name

Planner
Title

ATTACHMENT 6

EP&GMD COMMENTS
PC 18-4
Page 1



ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT REVIEW AND COMMENTS ON PROPOSED BROWARD COUNTY LAND USE PLAN MAP AMENDMENT

For: Broward County Planning Council

Applicant: TM Residential, LLC

Amendment No.: PC 18 - 4

Jurisdiction: Plantation **Size:** Approximately 28.7 acres

Existing Use: Office use and parking garage

Current Land Use Designation: Commerce

Proposed Land Use Designation: 5.0 acres of Commerce within a Dashed-Line Area
23.7 acres of Irregular (21) Residential within a Dashed-Line Area

Location: Section: 4 Township: 50 South Range: 41 East; generally located on the south side of Cleary Boulevard, between Pine Island Road and American Express Way.

Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.

ANALYSIS AND FINDINGS:

ENVIRONMENTAL LICENSING AND BUILDING PERMITTING DIVISION

Wetlands - [CP Policies 7.5.9, 7.5.11, 13.8.1, 13.8.2, 13.8.3, 13.8.5, 13.8.6, 13.9.3, 13.9.4, 13.9.6, 13.10.1, 13.10.3, 13.10.4; BCLUP Policies 2.22.01, 2.22.2]

There are no wetlands within the footprint of the proposed project. Any work in, on, over or under waters of Broward County (i.e., canal bank reshaping, boat ramps, culverts, etc.) will require an Environmental Resource License.

Upland Resources (including Tree Preservation and Greenways) - [CP Policies 13.6.11, 13.6.13, 13.6.14; BCLUP Policies 2.20.17]

Review of aerial photographs indicates that the subject site contains mature tree canopy. Development of the site must comply with the Tree Preservation Regulations of the City of Plantation. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use plan amendment is not expected to have a negative impact on upland resources.

Solid Waste - [CP Policies 6.1.2, 6.1.3, 13.2.7; BCLUP Policies 3.4.2, 3.4.3, 2.11.8] There is **one** active solid waste facility located within one mile of the amendment site. There is **no** inactive solid waste facility located within one-quarter mile of the site, however there is one within a mile. It is included for informative purposes only. Please refer to the attached documentation for the facility information and details. (SMS 12/8/17)

ENVIRONMENTAL ENGINEERING AND PERMITTING DIVISION

Air Quality - [CP Policy 13.1.15, BCLUP Policy 2.25.1] The preliminary traffic analysis indicates that the proposed amendment would result in – **434 PM peak hour trips per day** compared to trips associated with the current land use designation. Based upon the trips generated and the projected levels of service on surrounding roadways, an amendment to the proposed land use designation can reasonably be assumed to have a minimal impact on air quality. There are a couple facilities within a mile radius from the site, however, there are no recent violations or issues. Therefore, there are no existing or potential odor/noise problems in the area. (SMS 11/16/17)

Contaminated Sites - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies] The list of known contaminated sites (from EPGMD's GIS Database of Contaminated Locations in Broward County) has been reviewed. **There is one** listed contaminated site found on or adjacent to the proposed amendment location. There were several other sites near but they were all outside the ¼ mile buffer of the amendment location. Please refer to the attached documentation for the facility information and details. (SMS 12/8/17)

ENVIRONMENTAL AND CONSUMER PROTECTION DIVISION

Wellfield Protection - [CP Policies 4.2.10, 4.4.13, 7.5.2, 7.5.3, 7.5.4, 13.2.2, 13.3.3; BCLUP Policies 2.26.2, 2.26.3, 2.11.5] Zone (3) of wellfield protection zones is in close proximity (.25 miles) of the proposed amendment site. No special restrictions apply.

SARA TITLE III (Community Right to Know) - [CP Policy 13.2.7;]; BCLUP Policies] Database of SARA Title III Facilities in Broward County indicates there is one (1) SARA Title III facility(s) on or adjacent to the proposed amendment site.

Hazardous Material Facilities - [CP Policies 13.2.1, 13.2.6, 13.2.7; BCLUP Policies] GIS Database of Hazardous Material Facilities in Broward County indicates 2 active Hazardous Material facility(s), and 1 Hazardous Materials/Storage Tank facility(s) on, adjacent, or in close proximity (.25m miles) to the proposed amendment site.

ENVIRONMENTAL PLANNING & COMMUNITY RESILIENCE DIVISION:

Specially Designated Areas - [CP policies 13.6.1, 13.6.4, 13.6.6, 13.6.7, 13.6.9, 13.6.10, 13.7.2, 13.7.5; BCLUP Policies 2.23.1, 2.23.2, 2.23.3, 3.3.9, 3.3.10]

County specially designated areas, e.g. Natural Resource Areas, Native Vegetative Communities Category Local Areas of Particular Concern, Urban Wilderness Inventory sites, do not exist within the boundaries of the proposed amendment site.

Protected Natural Lands – The project site is not included in the Protected Natural Lands Inventory and not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The Inventory provides information regarding the ownership and management for each of the Protected Natural Lands and may be accessed at:

<http://www.broward.org/NaturalResources/LandStewardship/Pages/NaturalLands.aspx>.

Marine and Riverine Resources - [CP Policies 7.5.10, 13.2.3, 13.5.3, 13.7.6, 13.7.8; BCLUP Policies 3.3.4, 2.11.6, 2.27.1, 2.27.2, 2.27.3, 2.11.7, 3.3.12, 2.27.4, 2.24.2] The proposed land use designation is not expected to have an impact on marine or riverine resources. Impacts to resources require review and licensing under Article XI of Chapter 27, Broward County Code of Ordinances.

EP&GMD COMMENTS

PC 18-4

Page 4

Priority Planning Areas for Sea Level Rise – [CP Policies 19.2.2, 19.3.7, 19.3.12, 19.3.13; BCLUP Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5] The Priority Planning Areas for Sea Level Rise Map identifies areas that are at increased risk of flooding due to, or exacerbated by, sea level rise by the year 2060. In review of land use plan amendments, the County requires the applicant to demonstrate that the project will not increase saltwater intrusion or areawide flooding, not adversely affect groundwater quality or environmentally sensitive lands, and that subsequent development will be served by adequate stormwater management and drainage facilities.

The County also strongly discourages those amendments which would place additional residential and non-residential development at risk of flooding from sea level rise. The County will take into consideration sea level rise and flood protection mitigation strategies and requirements included within the city's local comprehensive plans and/or development regulations, or improvements committed to by the applicant which would mitigate or enhance flood protection and adaptation from rising sea levels.

While the County encourages applicants to consider these and other impacts from climate change during the site planning process, the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. Therefore, Policy 2.21.1 and portions of policy 2.21.5 do not apply to the review of this project.

NatureScape Program – [CP Policies 4.4.8, 13.3.5, 13.3.7, 19.4.11; BCLUP 2.20.14] – NatureScape is about creating Florida-friendly landscapes that conserve water, protect water quality, and create wildlife habitat. Development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. Information regarding Naturescape can be accessed at:
<http://www.broward.org/NaturalResources/NatureScape/Pages/Default.aspx>

Surface Water Management - [CP Policies 7.4.2, 7.4.3, 7.5.2, 7.5.9, 13.2.4, 13.3.12; BCLUP Policies 2.24.1, 2.24.2, 2.21.5]

The property is within the jurisdiction of the Old Plantation Water Control District, Broward County and the South Florida Water Management District. Successful compliance with the criteria established by these entities should result in reducing the potential danger from flooding and maintaining the quality of surface waters. A surface water management permit will be required prior to any construction on the site.

Multiple tracts within the proposed amendment site are located within the Federal Emergency Management Agency (FEMA) flood insurance Zone AH with NAVD 88 elevation of 7. The remaining are under Zone X-Above 500 year Flood Plain.

EP&GMD COMMENTS

PC 18-4

Page 5

Water Recharge - [CP Policies 7.4.3, 7.5.2, 7.5.3, 7.5.4, 7.5.7, 7.5.9, 7.5.11, 7.5.12, 13.3.12, 13.3.13; BCLUP Policies 2.26.1]

The proposed land use designation would involve a major percentage of impervious area. The development resulting from the proposed land use designation would result in a net decrease in the volume of water available for recharge. The change in recharge capacity resulting from development under the proposed designation would be minor.

This impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.

See attached Water Recharge Questionnaire.

BROWARD COUNTY PLANNING COUNCIL
WETLAND RESOURCE QUESTIONNAIRE
as completed by the
ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT

I. Introductory Information

- A. *Amendment No.:*** PC 18-4
- B. *Municipality:*** Plantation
- C. *Project Name:*** Plantation Midtown Square

II. Site Characteristics

- A. *Size:*** Approximately 28.7 acres
- B. *Location:*** Section:4 Township: 50 South Range: 41 East; generally located on the south side of Cleary Boulevard, between Pine Island Road and American Express Way.
- C. *Existing Use:*** Office use and parking garage

III. Broward County Land Use Plan Designation

- A. *Current Designation:*** Commerce
- B. *Proposed Designation:*** 5.0 acres of Commerce within a Dashed-Line Area
23.7 acres of Irregular (21) Residential within a
Dashed-Line Area

IV. Wetland Review

- A. *Are wetlands present on subject property?*** No
- B. *Describe extent (i.e. percent) of wetlands present on subject property.***
- C. *Describe the characteristics and quality of wetlands present on subject property.***
- D. *Is the property under review for an Environmental Resource License?***
- E. *Has the applicant demonstrated that should the proposed Land Use designation be approved, the proposed project will be consistent with the requirements of Article XI, Chapter 27 of the Broward County Code of Ordinances?***

Wetland Resource Questionnaire
PC 18-4

V. **Comments:**

No wetlands present.

Completed by: Linda Sunderland, NRS
Natural Resources Manager

BROWARD COUNTY PLANNING COUNCIL
WATER RECHARGE QUESTIONNAIRE

as completed by

ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT DEPARTMENT

I. Introductory Information

- A. Amendment No.:*** PC 18-4
- B. Municipality:*** Plantation
- C. Applicant:*** TM Residential, LLC

II. Site Characteristics

- A. Size:*** Approximately 28.7 acres
- B. Location:*** Section:4 Township: 50 South Range: 41 East; generally located on the south side of Cleary Boulevard, between Pine Island Road and American Express Way.
- C. Existing Use:*** Office use and parking garage

III. Broward County Land Use Plan Designation

- A. Current Designation:*** Commerce
- B. Proposed Designation:*** 5.0 acres of Commerce within a Dashed-Line Area
23.7 acres of Irregular (21) Residential within a
Dashed-Line Area

IV. Water Recharge Review

A. Describe the general impacts of the current land use designation on water recharge:

The current land use designation is Commerce.
A typical value for an impervious area produced by this type of development is approximately 70%.

B. Describe the general impacts of the proposed land use designation on water recharge:

The proposed land use designation is : 5.0 acres of Commerce within a Dashed-Line Area
and 23.7 acres of Irregular (21) Residential
within a Dashed-Line Area

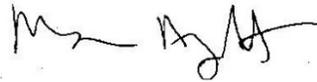
A typical value for an impervious area produced by this type of development is approximately 74 percent.

V. Impact of Change in Land Use Designation

The proposed land use designation would involve a major percentage of impervious area. The development resulting from the proposed land use designation would result in a net decrease in the volume of water available for recharge. The change in recharge capacity resulting from development under the proposed designation would be minor.

This impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.

VI. Comments



By: _____

Date 12/8/2017

Maena Angelotti

Environmental Planning and Community Resilience Division

Contaminated Sites

Facility	Street Address	City	Zip Code	Pollutant	Department Facility Number
AMERICAN EXPRESS CO	777 AMERICAN EXPY	Plantation	33324	Diesel	069401064

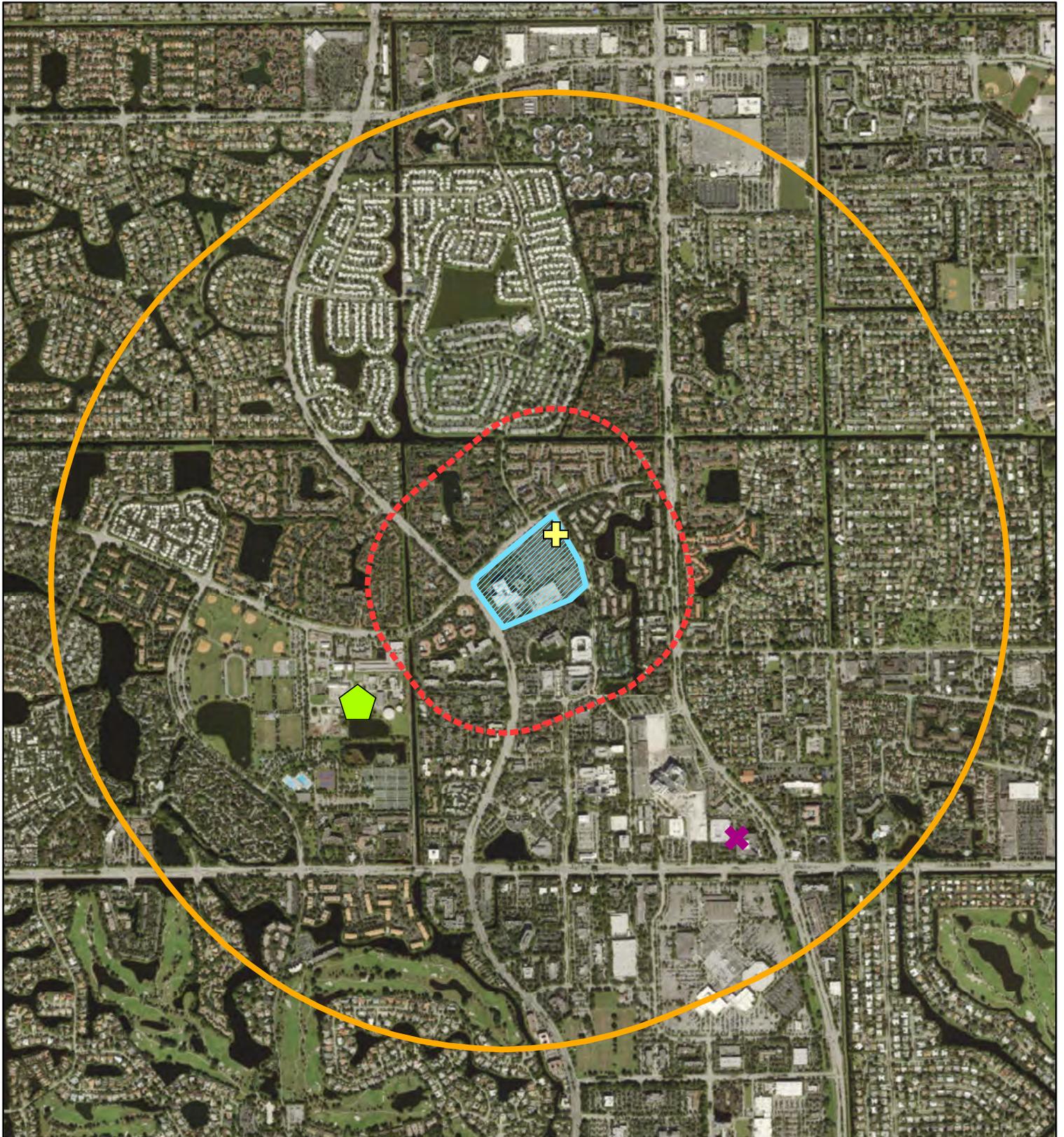
Active Solid Waste Facilities

Facility	Street Address	City	Zip Code	Nature of Facility	Status Description
City of Plantation	750 NW 91st Ave	Plantation	33324	Waste Processing Facility	Active
Horticultural Recycling Center					

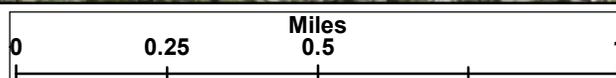
Inactive Solid Waste Facilities selection

Facility	Street Address	City	Zip Code	Nature of Facility	Status Description
Broward Government Center West	1 N University Dr	Plantation	33324	Other	Cancelled

Land Use Amendment Comments Site LUA_PC 18-4



-  LUA PC 18-4 Perimeter
-  1 Mile Buffer
-  1/4 Mile Buffer
-  Contaminated Sites
-  Active Solid Waste Facilities
-  Inactive Solid Waste Facilities



Generated for location purposes only.
Marker Size is a visual aid and neither represents exact location nor area of designated facility.
Prepared by: SSAMMON - December, 2017 - Environmental Engineering and Permitting Division

ATTACHMENT 7



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
115 S. Andrews Avenue, Room 329K • Fort Lauderdale, Florida 33301 • 954-357-6634 • FAX 954-357-8655

DATE: January 2, 2018

TO: Barbara Blake Boy, Executive Director
Broward County Planning Council

FROM: Josie P. Sesodia, AICP, Director *J. Sesodia*
Planning and Development Management Division

SUBJECT: Broward County Land Use Plan
REVISED AFFORDABLE HOUSING COMMENTS for Proposed Amendment –
Plantation PC 18-4

The Broward County Planning and Development Management Division staff has reviewed proposed amendment PC 18-4. The subject site is located in Plantation involving approximately 28.7 acres. The amendment proposes:

Current Designations: Commerce

Proposed Designations: 5.0 acres of Commerce within a Dashed-Line Area and 23.7 acres of Irregular (21) Residential within a Dashed-Line Area

Estimated Net Effects: **Addition of 602 dwelling units and reduction of 23.7 acres of commerce uses.**

Item 8 - Affordable Housing

Amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the Broward County Land Use Plan (BCLUP) are subject to the requirements of BCLUP Policy 2.16.2. Policy 2.16.2 requires the involved municipality to provide those professionally accepted methodologies, policies, and best available data and analysis, which the municipality has used to define affordable housing needs and solutions within the municipality. No dwelling units are currently permitted under the BCLUP and the application proposes a total residential development, representing an increase of 602 dwelling units; **therefore, Policy 2.16.2 applies to this project.**

An "Affordable Housing Analysis" (Analysis) conducted by Miami Economic Development Associates, Inc. for the City of Plantation, was previously submitted to Broward County on February 21, 2017 in conjunction with BCLUP amendment PC 17-8. In accordance with Article 5.4(E) of the Planning Council's Administrative Rules, "a study, report, or information submitted by the local government which has been determined by the County to be in compliance with Policy 2.16.2 shall be valid for the consideration of subsequent land use plan amendments for a period of 18 months from the date the study, report or analysis was submitted to Broward County for review." The Analysis utilized the methodology proposed by the County's consultant, Meridian Appraisal Group, to estimate the supply of affordable housing within the City of Plantation for the very-low, low, and moderate income affordability levels. The study also provided information regarding owner-occupied and renter housing. Based on 2009-2013 American Community Survey (ACS) data, the Analysis concluded there is combined surplus of 4,967 for most affordable housing for owner and renter types of units, except for very-low income rental units which show a deficit of 2,318 dwelling units.

The City of Plantation offers several programs to promote affordable housing within the City. Federal and State funding sources for the City's Housing Programs are the State Housing Initiative Partnership (SHIP) program, the Community Development Block Grant (CDBG) program and the HOME Investment Partnership (HOME) programs. The City's Comprehensive Plan also references several policies that govern affordable housing needs.

Staff notes that, although the affordable housing study submitted by the City indicates consistency with the BCLUP policy and Administrative Rules Document through a demonstration of an overall supply of affordable housing, and policies and programs addressing the same, the shortfall of approximately 2,318 "very-low income" affordable rental units within the City remains an issue. To supplement the information submitted by the City, the agent for the applicant has indicated a voluntary commitment of \$250 per unit to Broward County (i.e. a total of \$150,500 for 602 units), to be used at the County's discretion, toward affordable housing programs that may improve rental opportunities for very low and low-income families. It should also be noted that the voluntary commitment offered by the applicant must be subject to a legally enforceable agreement approved by the Broward County Attorney's Office.

JPS:smc



ATTACHMENT 8



PARKS AND RECREATION DIVISION • Administrative Offices
950 N.W. 38th St. • Oakland Park, FL 33309-5982 • 954-357-8100 • TTY 954-537-2844 • FAX 954-357-5991

*Winner of the National Gold Medal Award for Excellence in Park and Recreation Management
Accredited by the Commission for Accreditation of Parks and Recreation Agencies (CAPRA)*

MEMORANDUM

November 14, 2017

To: Barbara Blake Boy, Executive Director
Broward County Planning Council

Thru: ^{Dan} Dan West, Director
Parks and Recreation Division

From: John R. Fiore, Planner
Parks and Recreation Division

Re: **Land Use Plan Amendment Comments
January 25, 2018 Meeting**

The Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan scheduled for the Planning Council’s first public hearing at their January 2018 meeting. Our comment is as follows:

PC 18-4 No objections. However, regional park impact fees will be required at the time of platting, to reflect the regional park impact fees to be paid for the 602 residential dwelling units which will be permitted with this land in this land use amendment.

If you or your staff has any questions about our comments, please call me at 954-357-8133.

Broward County Board of County Commissioners

Mark D. Bogen • Beam Furr • Steve Geller • Dale V.C. Holness • Chip LaMarca • Nan H. Rich • Tim Ryan • Barbara Sharief • Michael Udine
Broward.org/Parks • Facebook.com/BrowardCountyParks • Twitter.com/BrowardParks • YouTube.com/BrowardCountyParks

ATTACHMENT 9



Public Works Department - Water and Wastewater Services

WATER MANAGEMENT DIVISION

2555 West Copans Road • Pompano Beach, Florida 33069 • 954-831-0751 • FAX 954-831-3285

MEMORANDUM

December 11, 2017

TO: Barbara Blake Boy
Executive Director Broward County Planning Council

FROM: Joe Heilman
Broward County Water Management Division

SUBJECT: LAND USE PLAN AMENDMENT
PC 18-4

I have reviewed the information in the package for the referenced Land Use Plan Amendment. The drainage information in the package is generally correct.

- PC 18-4

Our office has no objections or comments for this amendment.

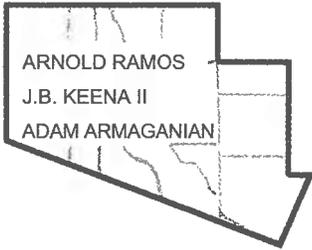
Respectfully,

A handwritten signature in black ink, appearing to be "J Heilman".

Joe Heilman
Construction Project Manager
Broward County Water Management Division
2555 W. Copans Road, Pompano Beach, FL 33069
Office:(954)-831-0764
Fax:(954) 831-3285
E-mail: JHeilman@Broward.org

ATTACHMENT 10

OLD PLANTATION
WATER CONTROL
DISTRICT



P.O. Box 15405
PLANTATION, FLORIDA 33318

Telephone (954) 472-5596
Fax (954) 472-5950

H. C. O'QUINN III
SUPERINTENDENT

March 28, 2017

Mr. Luis Pimentel, E.I., P.E.
Craven Thompson & Associates Inc.
3563 N.W. 53rd Street
Fort Lauderdale, FL. 33309-6311

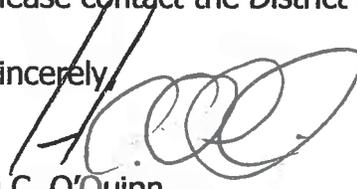
**Re: Proposed Land Use Amendment for Plantation Midtown Square Drainage.
CTA Project No.15-0090-001-01**

Dear Mr. Pimentel:

This is in response to your letter dated February 10, 2017 requesting confirmation that the drainage information provided in the proposed land use plan amendment is correct. Please be advised the Old Plantation Water Control District has reviewed and agrees with the information stated in items 1-5 of the attached drainage analysis.

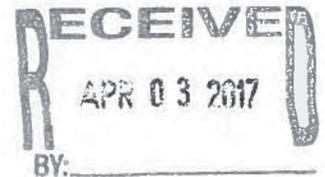
Please contact the District Office if there are questions.

Sincerely,


H.C. O'Quinn
Superintendent

HCO/jw

Enclosures



DISTRIBUTION
TMC _____ RDC _____
ACCT _____ WPB _____
ENG WJO _____ CBWCD _____
SURVEY _____ PLAN _____
SHOPS _____ INSP _____
PERMIT _____ ASBLTS _____
FILE _____

February 10, 2017

Mr. Harry "Pat" O'Quinn
Old Plantation Water Control District
8800 N. New River Canal Road
Plantation, Florida 33324

**RE: PLANTATION MIDTOWN SQUARE
LAND USE PLAN AMENDMENT
DRAINAGE
CTA PROJECT NO. 15-0090-001-01**

CRIVEN THOMPSON



& ASSOCIATES INC.

Engineers
Planners
Surveyors
Landscape Architects

Dear Mr. O'Quinn:

We are preparing a Land Use Plan Amendment (LUPA) application to the City of Plantation and Broward County for the above referenced project. Attached for your use is a project location sketch. The Land Use Amendment Site adds a residential component of 598 units (117 townhouse and 481 mid-rise) to the Commercial land use via a Dashed Line Amendment. For the purposes of calculating the commercial square footage, the City and the County utilize 10,000 SF of Commercial Use per gross acre.

As part of the LUPA application, we are required to submit correspondence from the storm water engineer verifying information for the drainage analysis. The drainage analysis is attached as Exhibit "A".

Please forward the letter to my attention at your earliest convenience or give me a call if you have any questions, or require any additional information pertaining to our request.

Sincerely,

CRIVEN THOMPSON & ASSOCIATES, INC.

LUIS PIMENTEL E.I.
Project Engineer

Enclosures

Exhibit "A"

A. Drainage Analysis

1. **Provide the adopted level of service standard for the service area in which the amendment is located.**

Primary drainage system - 25 year - 3 day storm event. Cumulative rainfall total of 13.0".

Secondary drainage system - 3 year storm event with varying time of concentration duration. Cumulative rainfall derived from Florida Department of Transportation (FDOT)

Rainfall Intensity Duration - Frequency Curves for zone 10.

Roadways - Roadways and parking lot elevations at, or above the 10 year flood stage.

2. **Identify the drainage district and drainage systems serving the amendment area.**

The drainage In Plantation is served by three drainage districts: Old Plantation Water Control District (OPWCD), Plantation Acres Improvements District (PAID) and the South Florida Water Management District.

The subject site is served by the Old Plantation Water Control District.

3. **Identify any planned drainage improvements, including year, funding sources and other relevant information.**

All improvements required to meet the adopted level of service will be installed in conjunction with new development.

4. **Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site.**

Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

The subject property currently has existing OPWCD Permit numbers and was analyzed as part of the Gulfstream Land and Development Company (GLAD) Zone 7 stormwater analysis which was prepared for the Tiffany Lakes development project. The SFWMD permit number is 06-00186-S and the OPWCD permit numbers are 598, 901, and 1009. A new SFWMD and OPWCD permit will be required for the proposed improvements.

5. **If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrated how the site will be drained and the impact on the surrounding properties.**

The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage for proposed water management retention area, elevations for buildings, roads and yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation.

Development within the site will be required to meet the drainage standards of the City, OPWCD, Broward County Department of Planning and Environmental Protection, and the South Florida Water Management District. The subject site will meet the level of service when development of the site is complete